



**Shaw Street, Holywell Green, HX4 9BE**  
**£250,000**

**E&H** Edkins Holmes  
ESTATE AGENTS

**\*\*OFFERED WITH NO ONWARD CHAIN\*\***

Located in the popular village of Holywell Green, this stone-built home is deceptively spacious and well presented throughout, combining traditional charm with versatile living accommodation. The property offers a welcoming lounge, a kitchen with utility room, a separate dining room, and well-proportioned bedrooms, creating flexible space that easily adapts to modern family life, working from home, or entertaining friends and family.

The interior retains a sense of character and warmth, with generous room proportions and an abundance of natural light throughout. Each room offers the opportunity to make it your own while enjoying the comfort and practicality the home provides.

To the rear, a private garden provides a peaceful outdoor space with attractive valley views, ideal for relaxing, gardening, or hosting gatherings.

Shaw Street is conveniently located close to local amenities, schools, and countryside walks, offering the perfect combination of village life and easy access to Halifax, Huddersfield, and surrounding areas. This is a characterful home with plenty of charm and scope to make your own, and early viewing is highly recommended to fully appreciate all it has to offer.



Ground Floor:

Entrance Vestibule

Wooden door to front elevation.

Inner Hall

Stairs leading to First Floor. Radiator. UPVC double glazed window, with window shutters, to rear elevation.

Lounge 15'0" x 13'10" (4.584 x 4.239)

Coal effect, living flame gas fire with Art Deco surround. Picture rail and ceiling rose. Wooden floor. Radiator. UPVC double glazed windows, with window shutters, to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath. Separate shower cubicle. Radiator. UPVC double glazed window, with shutters, to rear elevation.

Lower Ground Floor:

Dining Room 11'7" x 10'3" (3.547 x 3.144)

Gas stove set in Inglenook fireplace. Radiator. Wooden stable door to rear garden. UPVC double glazed window to rear elevation.

Kitchen 13'9" x 8'6" (4.201 x 2.597)

Fitted kitchen wall and base units. Ceramic, one and a half bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Plumbing for dishwasher. Radiator. Understairs cupboard.

Utility Room

Base units and shelving. Plumbing for washing machine and space for dryer.

First Floor:

Landing

Stairs leading from Inner Hall. Loft access.

Bedroom One 13'8" x 10'6" (4.181 x 3.216)

Fitted wardrobes. Radiator. Two UPVC double glazed windows to rear elevation.

Bedroom Two 13'10" x 7'11" (4.233 x 2.437)

Feature fire surround. Radiator. UPVC double glazed window to front elevation.

Bedroom Three 10'6" x 6'9" (3.205 x 2.075)

Radiator. UPVC double glazed window to front elevation.

Rear Garden

Enclosed cobbled patio garden. Stone built outbuilding with storage.

Council Tax Band

B

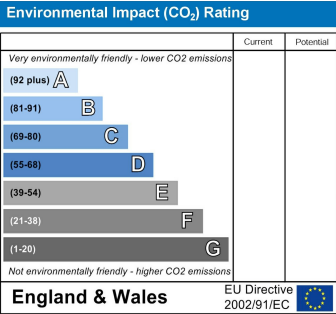
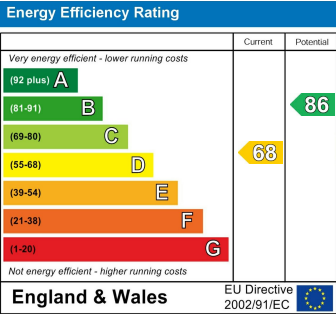
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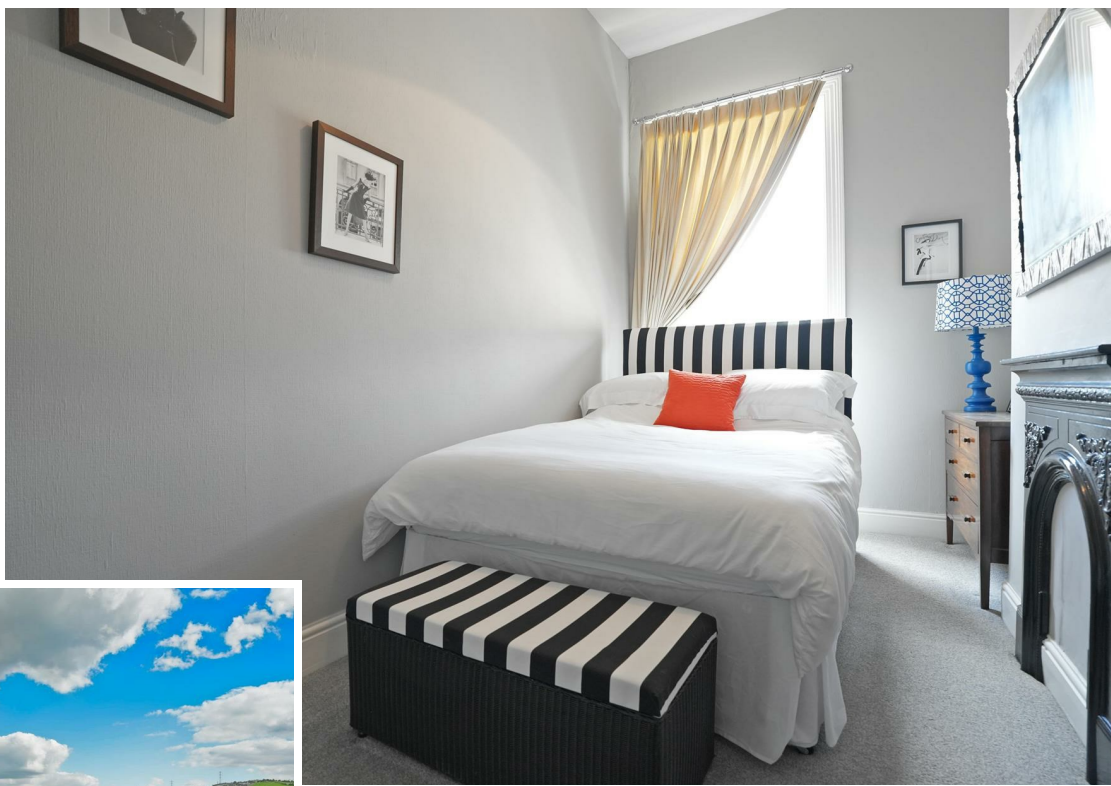
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
saves.hosts.tins

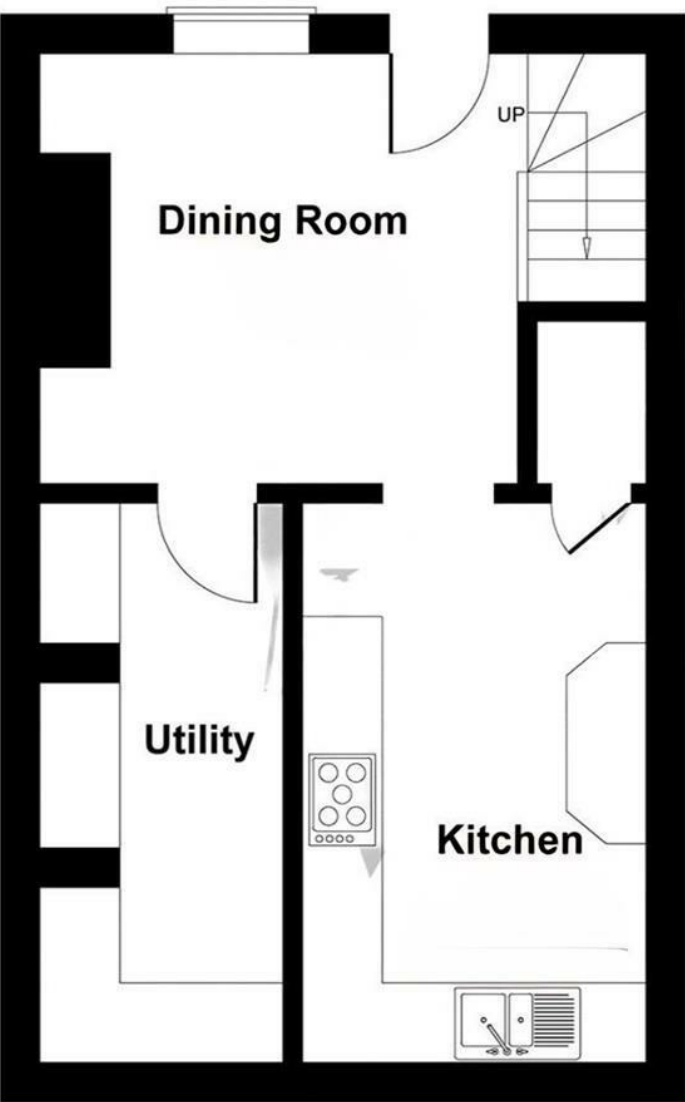
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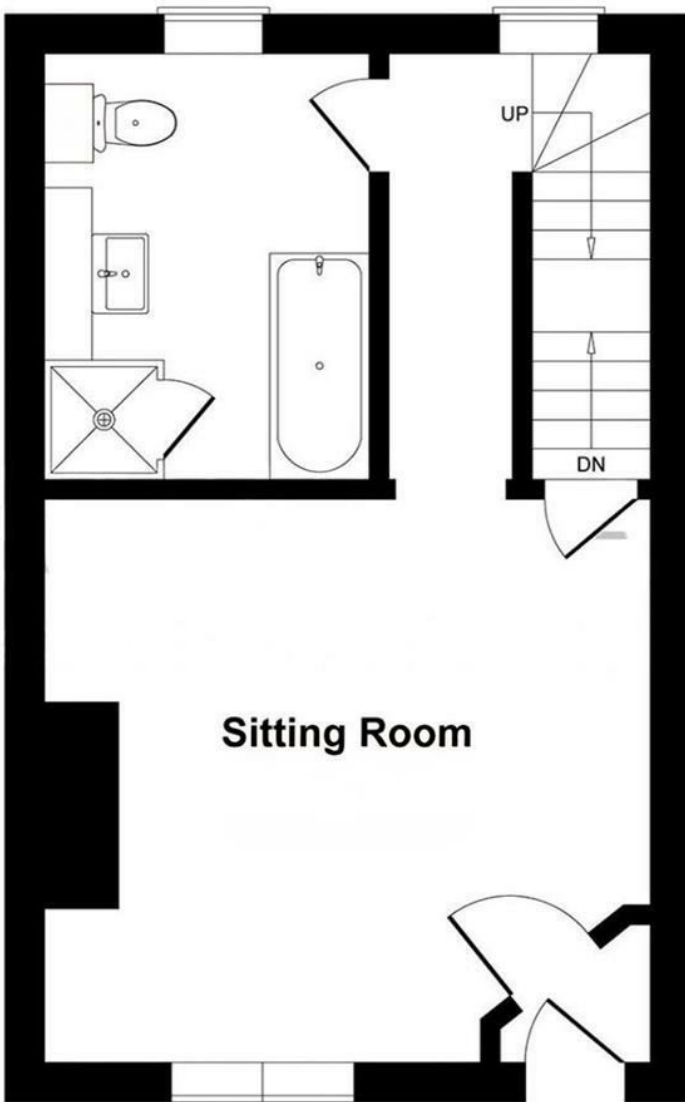




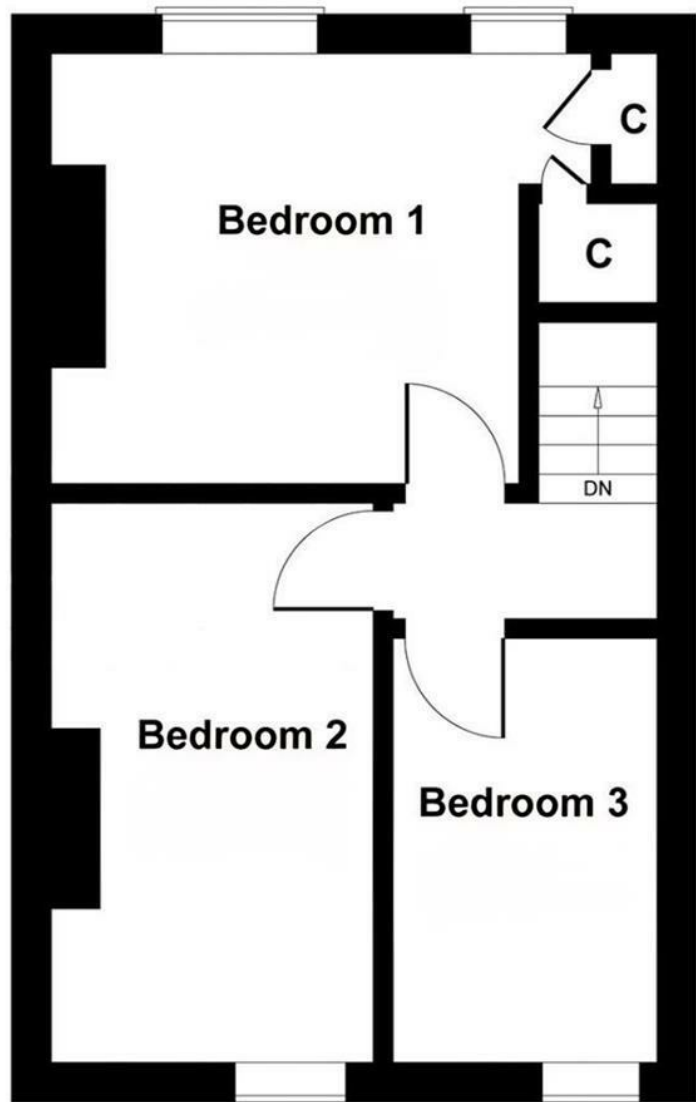




**LOWER GROUND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**